



September 5, 2024

Donnie Bentley

DRB GROUP

3000 RDU Center Drive, Ste 202

Morrisville, NC 27560

Honeycutt Hills Community

Lot 02 – Stonefield 1 Model

AS-BUILT CONDITIONS

M+K Project #: 126-23047 (40/04)

Reference: Pictures provided by Donnie Bentley

Mr. Bentley:

Pursuant to your request, we have prepared this letter to address the as-built conditions of the above-referenced lot. See below for the as-built conditions followed by our responses.

- It was reported to us, by you, that the rear covered porch (3)2x10 beam was cut short and thus cannot be pocketed into the wall to bear on the beam pocket shown on the structural plans.

We have analyzed this condition, and it is our professional opinion that a (5)2x4 post must be added within the wall at the beam location and a Simpson LUS210-3 hanger must be provided and nailed per Simpson nailing specifications into the (3)2x10 beam and into the new post. Any additional waterproofing or house wrap required will be per the architect.

- It was reported to us, by you, that the stair landing was not framed per the structural plans. The structural plans call for 2x8 landing joists fastened to a 2x8 ledger with Simpson LUS26 hangers. Instead, the landing joists were pocketed into the bearing wall. It is our understanding that each 2x8 landing joist has full bearing on a 2x4 bearing wall stud at both ends, directly adjacent to a full height 2x4 bearing wall stud..

We have analyzed the as-built condition, and it is our professional opinion that this method of framing the stair landing is structurally adequate and no repair is required for this condition. Each 2x8 landing joist should be fastened at each end to the adjacent full height 2x4 bearing wall stud with (2) 3" long x 0.120" diameter nails.

Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

Firm License #: C-3825

Kristin LaMonaca, E.I.T.

Staff Engineer II

Joseph T. Ricker, P.E.

Project Manager



Signature + Seal 09/05/2024